

84-320-SPHA PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3 B.3 to permit a side yard setback of 40 ft. instead of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

It is impractical to construct the home that is planned for the family needs that will be compatible with others in the neighborhood on this lot with existing side yard setback due to the diverging side lot lines and minimum front yard setback from the Cul-De-Sac.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: J. Patrick Gill, V.P.
(Type or Print Name)
Signature: [Signature]
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Address: P.O. Box 193, 6670800
City and State: PHOENIX, MD. 21131
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of May, 1984, at 7:45 o'clock P.M.

Call John
Zoning Commissioner of Baltimore County.

84-320-SPHA PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

1st Amended "PARTIAL DEVELOPMENT PLAN"

SECTION THREE SAGAMORE FOREST II

Property is to be posted and advertised as prescribed by Zoning Regulations.

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Contract Purchaser: J. Patrick Gill, V.P.
(Type or Print Name)
Signature: [Signature]
Address: 322 Cockeysville Rd.
City and State: Cockeysville 21030
Attorney for Petitioner: _____
(Type or Print Name)
Address: P.O. Box 400, PAPER MILL RD
City and State: PHOENIX, MD. 21131
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ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of May, 1984, at 7:45 o'clock P.M.

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2 CO - No. 1 (over)

84-320-SPHA PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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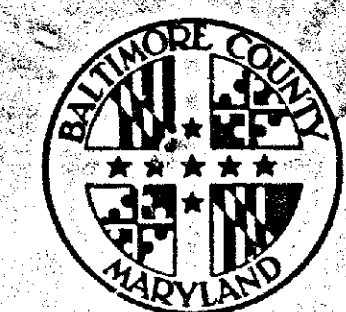
Call John
Zoning Commissioner of Baltimore County.

2 CO - No. 1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
N/S Timber Run Court, 540' : Case No. 84-320-SPHA
NE of Timber Grove Rd., :
4th District :

R. A. MOORE, Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. R. A. Moore, P. O. Box 193, Phoenix, MD 21131, Petitioner; and Mr. Patrick Gill, Suite B5, 232 Cockeysville Rd., Cockeysville, MD 21030, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~result~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of May, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 40 feet in lieu of the required 50 feet for the expressed purpose of constructing a 32' x 63' dwelling, in accordance with the site plan prepared by E.F. Raphael & Associates, dated March 2, 1984, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~result~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

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Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts: that to amend the Partial Development Plan Section Three Sagamore Forest II to change the required side yard setback for Lot 2, as approved by the Baltimore County Planning Board on April 19, 1984, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of May, 1984, that the First Amended Partial Development Plan Section Three, Sagamore Forest II, revised April 9, 1984, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

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Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE May 14, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

o o o
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. R. A. Moore
P.O. Box 193
Phoenix, Maryland 21131

RE: Item No. 236 - Case No. 84-320-SPHA
Petitioner - R. A. Moore
Special Hearing & Variance

Dear Mr. Moore:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:osc
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #236 (1983-1984)
Property Owner: R. A. Moore
N/W 1/4 Timber Run Ct. 540' N/E from centerline
Timber Grove Rd.
Acres: 1.0157 District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #8302, executed in conjunction with the development of "Sagamore Forest", of which this property is a part.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 236 (1983-1984).

Very truly yours,
Robert A. Morison
ROBERT A. MORISON, P.E., Chief
Bureau of Public Services

RAM:EAM:FNR:iss

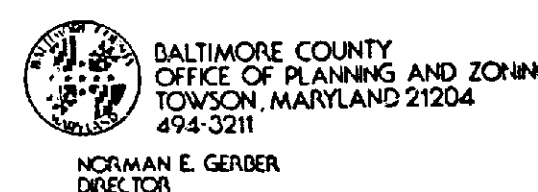
J-SW Key Sheet
64 NW 33 Pos. Sheet
NW 16 T. Tope
49 Tax Map

ORDER RECEIVED FOR FILING

DATE May 25, 1984
BY Myrl Longacre
Administrative Assistant

ORDER RECEIVED FOR FILING

DATE May 25, 1984
BY Myrl Longacre
Administrative Assistant



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 3/26/84
Item # 236
Property Owner: R.A. Moore
Location: Timber Run Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

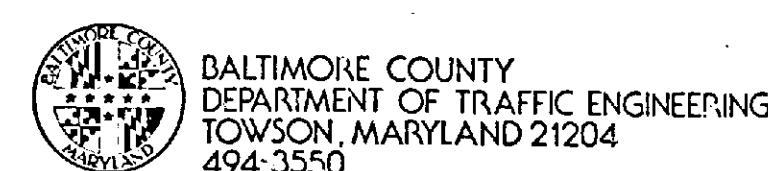
- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on April 19, 1984.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

Lot Amended Partial Development Plan
Sagamore Forest II Southern Tract

Eugene A. Boker
Eugene A. Boker
Chief, Current Planning and Development

cc: James Howell



STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 230, 233, 234, 236, 237, and 238. ZAC-Meeting of March 20, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 230, 233, 234, 236, 237, and 238.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/edm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 236, Zoning Advisory Committee Meeting of March 20, 1984

Property Owner: R. A. Moore

Location: NW/4 Timber Run Court District 4

Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage fact "ties or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

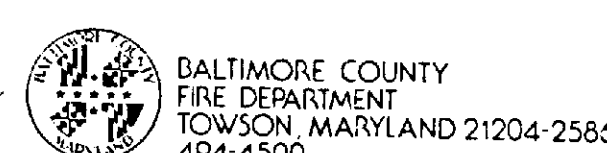
SS 20 1082 (1)

Zoning Item # 236 Zoning Advisory Committee Meeting of March 20, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been made) conducted.
- () The results are valid until Feb 16, 1984.
- () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: Proposed residence will not interfere with the approved sewage disposal area. Due to the "reserved" nature of the disposal area, no permanent structures, eg. pool, tennis courts, etc., will be permitted on, or allowed to interfere with the reserved area.

Norman E. Gerber, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



PAUL H. REINCKE
CHIEF

March 27, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: R. A. Moore

Location: NW/4 Timber Run Court 540' N/E from C/1 Timber Grove Rd.

Item No.: 236 Zoning Agenda: Meeting of 3/20/84

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

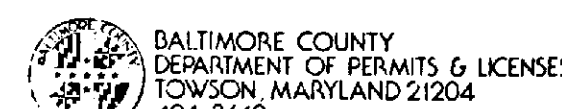
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] 3-27-84
Planning Group
Special Inspection Division

/mh



TED ZALESKI JR.
DIRECTOR

March 22, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 236 Zoning Advisory Committee Meeting are as follows:

Property Owner: R. A. Moore
Location: NW/4 Timber Run Court 540' N/E from C/1 Timber Grove Road
Existing Zoning: R.O. 5
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 50'.

Acres: 1.0157

District: 4th.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83.
- () A building/ & other miscellaneous permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1407 and Table 1402, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

1. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burdick, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 3, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: 184-320-SPWA

There are no comprehensive planning factors requiring comment on this petition.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

PETITION FOR SPECIAL HEARING AND VARIANCE

4th Election District

ZONING: Petition for Special Hearing and Variance
LOCATION: North side Timber Run Court, 540 ft. Northeast of Timber Grove Road
DATE & TIME: Tuesday, May 22, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

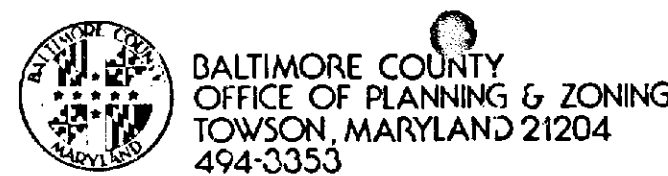
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the first amended partial development plan, Section 3, Sagamore Forest II and Variance to permit a side yard setback of 40 ft. instead of the required 50 ft.

Being the property of R.A. Moore, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

May 16, 1984

Mr. R. A. Moore
P. O. Box 400 Paper Mill Road
Phoenix, Maryland 21131

Re: Petition for Special Hearing and Variance
N/S Timber Run Ct., 540' NE of Timber
Grove Road
R. A. Moore - Petitioner
Case No. 84-320-SPHA

Dear Mr. Moore:

This is to advise you that \$58.35 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

No. 130286

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/22/84 ACCOUNT: R-01-615-000

AMOUNT: \$58.35

RECEIVED FROM: Sycamore Homes, Inc.
FOR: Advertising & Posting Case #84-320-SPHA
(R. A. Moore)

C 067*****50J510 6224A

VALIDATION OR SIGNATURE OF CASHIER

April 20, 1984

Mr. R. A. Moore
P. O. Box 193
Phoenix, Maryland 21131

NOTICE OF HEARING
Re: Petitions for Special Hearing and Variance
N/S Timber Run Ct., 540' NE of
Timber Grove Road
R. A. Moore - Petitioner
Case No. 84-320-SPHA

TIME: 9:45 A.M.

DATE: Tuesday, May 22, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Patrick Gill
232 Cockeysville Road
Suite B5
Cockeysville, Maryland 21030

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130204

DATE: 4/23/84 ACCOUNT: R-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: Sycamore Homes, Inc.

FOR: Advertising & Posting Case #84-320-SPHA

(R. A. Moore)

C 067*****50J510 6224A

VALIDATION OR SIGNATURE OF CASHIER

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PETITION FOR SPECIAL HEARING AND VARIANCE

4th Election District

ZONING: Petition for Special Hearing and Variance

LOCATION: North side Timber Run Court, 540 ft. Northeast of Timber
Grove Road

DATE & TIME: Tuesday, May 22, 1984 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore
County Zoning Regulations, to determine whether or not the Zoning
Commissioner and/or Deputy Zoning Commissioner should approve
the first amended partial development plan, Section 3, Sycamore
Forest II and Variance to permit a side yard setback of 40 ft. instead
of the required 50 ft.

Being the property of R.A. Moore, as shown on plat plan filed with the Zoning
Department.

In the event that these Petitions are granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of
the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3608

DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCE

RESIDENCE: 771-4592

March 5, 1984

Beginning for the same at a point on the North
of Timber Run Court, northeasterly 540' ± from the intersection
of the north side of Timber Run Court and the east side of
Timber Grove Road, said point being the division line between
Lot 1 and Lot 2 as shown on the Plat of Section Three "Sycamore
Forest II" running thence and binding on the outline of Lot 2
as shown on said plat the six following courses and distances:

1) N 22° 53' 32" W 292.14' 2) N 51° 55' 50" E 130.52'
3) S 30° 17' 49" E 293.78' to the side of Timber Run Court,
thence binding thereon 4) By a curve to the left, with a radius
of 50' for a distance of 32.74' 5) By a curve to the right with
a radius of 50', for a distance of 36.14' 6) S 63° 35' 47" W
102.93' to the place of beginning.

Containing 1.0157 Acres ±.

Being known as Lot 2 as shown on Plat entitled "Section
Three", Sycamore Forest II" and was recorded among the Land
Records of Baltimore County in Liber E.H.K. Jr. 50, folio 85.



E. F. RAPHEL & ASSOCIATES
E. F. Raphael & Associates
Reg. Professional Land Surveyors

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 14, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. R. A. Moore
P.O. Box 193
Phoenix, Maryland 21131

RE: Item No. 236 - Case No. 84-320-SPHA
Petitioner - R. A. Moore
Special Hearing & Variance

Dear Mr. Moore:

The Zoning Plans Advisory Committee has reviewed the
plans submitted with the above referenced petition. The
following comments are not intended to indicate the appro-
priateness of the zoning action requested, but to assure
that all parties are made aware of plans or problems with
regard to the development plans that may have a bearing on
this case. The Director of Planning may file a written
report with the Zoning Commissioner with recommendations
as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members
of the Committee at this time that offer or request infor-
mation on your petition. If similar comments from the
remaining members are received, I will forward them to you.
Otherwise, any comment that is not informative will be
placed in the hearing file. This petition was accepted for
filing on the date of the enclosed filing certificate and a
hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #236 (1983-1984)
Property Owner: R. A. Moore
N/S Timber Run Ct. 540' N/E from centerline
Timber Grove Rd.
Acres: 1.0157 District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this
office for review by the Zoning Advisory Committee in connection with the subject
item.

General:

Baltimore County highway and utility improvements are not directly involved
and are as secured by Public Works Agreement 48302, executed in conjunction with
the development of "Sycamore Forest", of which this property is a part.

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings down-
stream of the property. A grading permit is, therefore, necessary for all grading,
including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or
permanent) to prevent creating any nuisances or damages to adjacent properties,
especially by the concentration of surface waters. Correction of any problem
which may result, due to improper grading or improper installation of drainage
facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning
Advisory Committee review in connection with this Item 236 (1983-1984).

Very truly yours,

ROBERT A. WORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWH:rss

W-SW Key Sheet
64 NW 23 Pos. Sheet
NW 16 I Topo
49 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 3/26/84
Item # 236
Property Owner: R. A. Moore
Location: Timber Run Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board
on 3/26/84.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is:
- () The property is located in a traffic area controlled by a "T" level
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- () Additional comments:

Let Amended Partial Development Plan
Sycamore Forest II, Section Three

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 25, 1984

Mr. R. A. Moore
P.O. Box 193
Paper Mill Road
Phoenix, Maryland 21131

RE: Petitions for Special Hearing
and Variance
N/S of Timber Run Ct., 540' NE of
Timber Grove Rd. - 4th Election
District
R.A. Moore - Petitioner
NO. 84-320-SPHA (Item No. 236)

Dear Mr. Moore:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

MAR 18 1985

SYCAMORE HOMES, INC.

Suite B-3
222 Cockeysville Road
Cockeysville, Maryland 21032
(301) 683-1111

October 31, 1984

Baltimore County
Office of Planning & Zoning
Towson, MD 21204

Attention: Arnold Jablon
Zoning Commissioner

Re: Case No. 84-320-SPHA

Dear Mr. Jablon:

On behalf of Mr. Bernard Cohen, the owner of the lot and home that was in question in the above-referenced case, I would like to request that you send to Mr. Cohen and Sycamore Homes, Inc. a copy of any and all documents that were issued in connection with this case.

Mr. Cohen's address is:

3309 Kenjac Road
Baltimore, MD 21207

We are requesting these documents for both Mr. Cohen's and our files.

Thank you for your attention to this matter.

Very truly yours,

MaryJane Black

MJB/pal

cc: Bernard Cohen

Copy of Order sent
11/2/84

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 236, Zoning Advisory Committee Meeting of March 20, 1984

Property Owner: R. A. Moore

Location: NW/4 Timber Run Court District 4

Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for a, existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 236 Zoning Advisory Committee Meeting of March 20, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 194-3768.
- (X) Soil percolation tests (have been/must be) conducted.
(X) The results are valid until Feb 16, 1984.
(X) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
() shall be valid until _____ This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: Proposed residence will not interfere with the approved sewage disposal area. Due to the "residential" nature of the disposal area, no permanent structures, eg. pool, tennis courts, etc., will be permitted on or adjacent to the area reserved area.

Jan J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

March 27, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: R. A. Moore

Location: NW/4 Timber Run Court 540' N/E from C/1 Timber Grove Rd.

Item No.: 236

Zoning Agenda: Meeting of 3/20/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] 3/27/84
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

March 22, 1984

TED ZALESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 236 Zoning Advisory Committee Meeting are as follows:

Property Owner: R. A. Moore
Location: NW/4 Timber Run Court 540' N/E from C/1 Timber Grove Road
Existing Zoning: R-C-5
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 50'.

Acres: 1.0157

District: 4th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-81 except as otherwise noted in the code and other applicable codes.
- (B) A building/s other: miscellaneous. Plans shall be required before beginning construction.
- (C) Residential. Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group on an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 102, Line 2, Section 1107 and Table 1102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 209 and the required construction classification of Table 101.
- I. Comments _____.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

84-320-SPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of April, 1984.

ARNOLD JABLON
Zoning Commissioner
Received by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner: R. A. Moore
Petitioner's Attorney

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the _____ day of _____, 1984, the first publication appearing on the _____ day of _____, 1984.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ 20.00

PETITION FOR SPECIAL HEARING AND VARIANCE
On Election District _____
ZONING: Petition for Special Hearing and Variance
LOCATION: North side Timber Run Court, 540' N. Northeast of Timber Grove Road
DATE & TIME: Tuesday, May 22, 1984 at 9:45 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing under Section 503.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the first amended partial development plan, Section 3, Sagamore Forest II and Variance to permit a side yard setback of 40 ft. instead of the required 50 ft.
Being the property of R.A. Moore, as shown on plat filed with the Zoning Department.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request by a day of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Per: [Signature]

DATE: [Signature]

DATE: [Signature]

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th

Date of Posting: 5-5-84

Posted for: Special Hearing and Variance

Petitioner: R.A. Moore

Location of property: NW/4 Timber Run Court, 540' N/E of

Timber Grove Road.

Location of Signs: 2nd side of Timber Run Court, in front of

Lot #2

Remarks: [Signature]

Posted by: [Signature]

Number of Signs: 2

Date of return: 5-11-84

DATE: [Signature]

DATE: [Signature]

DATE: [Signature]

DATE: [Signature]

DATE: [Signature]

DATE: [Signature]

DATE: [Signature]

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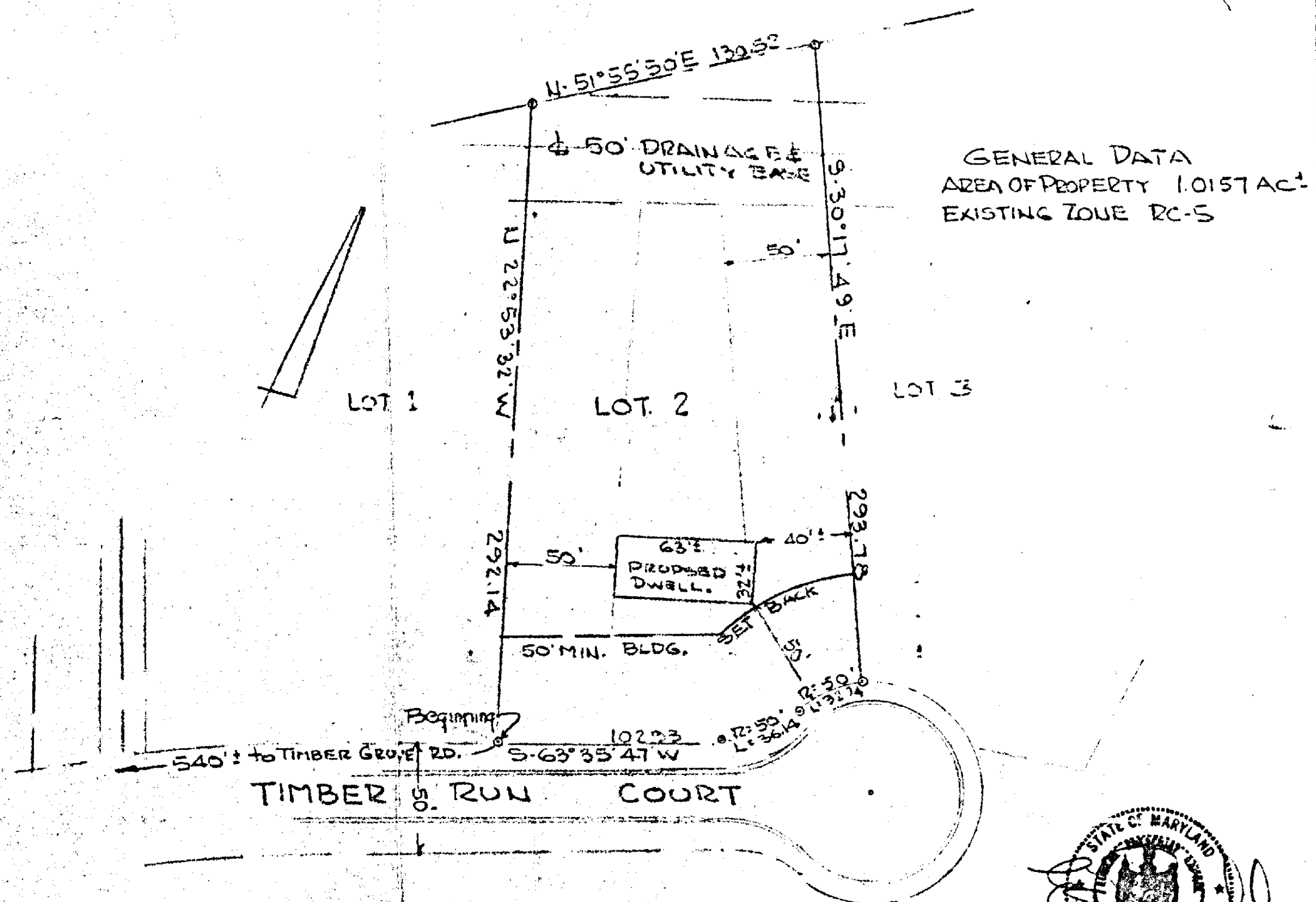
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the _____ day of _____, 1984, the first publication appearing on the _____ day of _____, 1984.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ 20.00



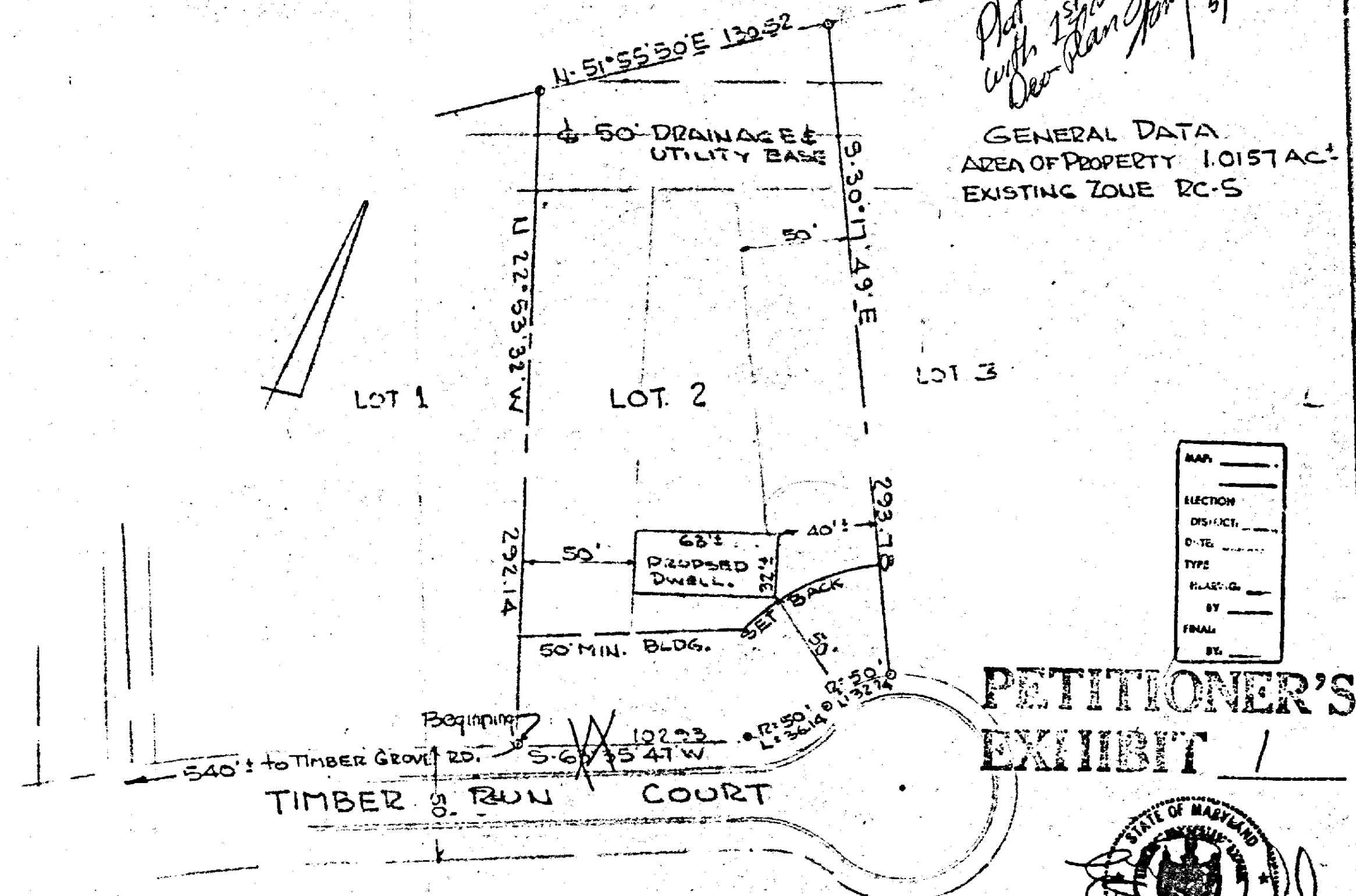
PLAT TO ACCOMPANY PETITION
FOR VARIANCE

LOT 2 SECTION THREE (EHK J, 50/85)

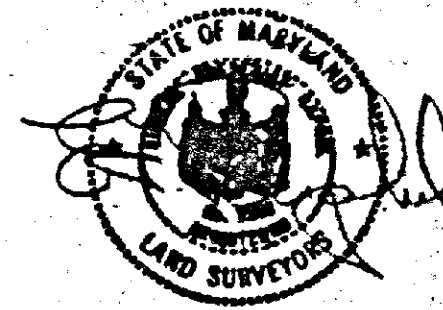
SAGAMORE FOREST II
4th ELECTION DIST. BALTO. CO.
SCALE 1" = 50' MAR. 2 1984



E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
1728 Courtland Avenue
Towson, Maryland 21204



PETITIONER'S
EXHIBIT 1

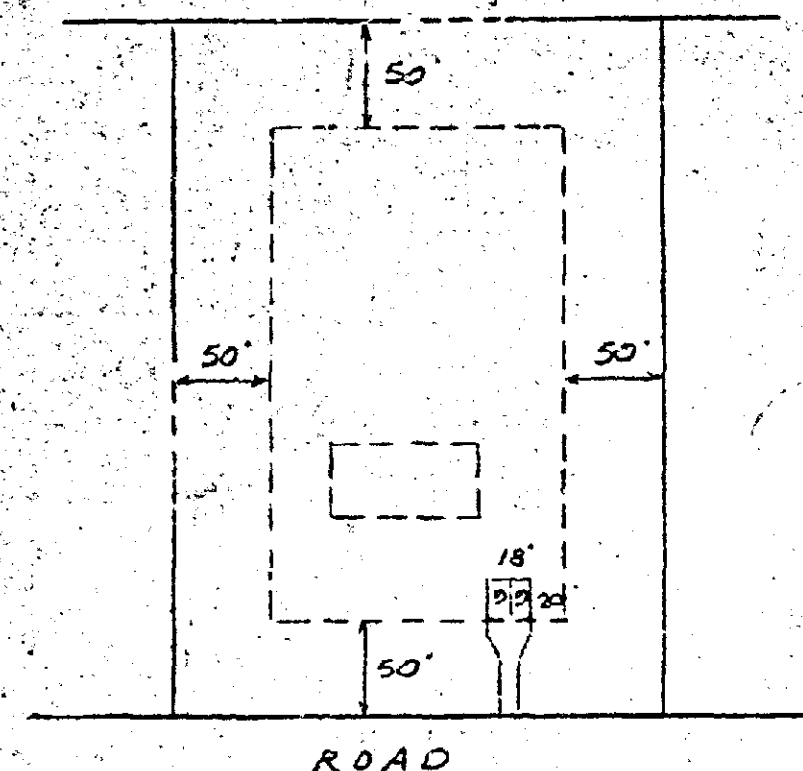


PLAT TO ACCOMPANY PETITION
FOR VARIANCE

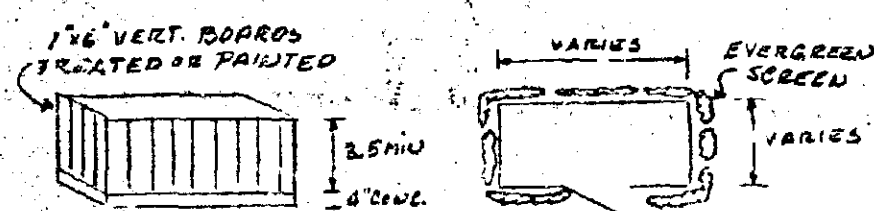
LOT 2 SECTION THREE (EHK J, 50/85)

SAGAMORE FOREST II
4th ELECTION DIST. BALTO. CO.
SCALE 1" = 50' MAR. 2 1984

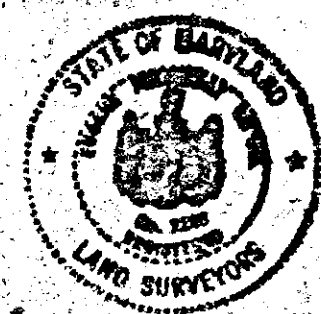
E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
1728 Courtland Avenue
Towson, Maryland 21204



TYPICAL LOT SHOWING
SETBACKS & TYPICAL PARKING
LAYOUT
NO SCALE



DETAIL FOR REFUSE CONTAINERS - NO SCALE
■ DENOTES REFUSE CONTAINERS



PROVISORY SECTION

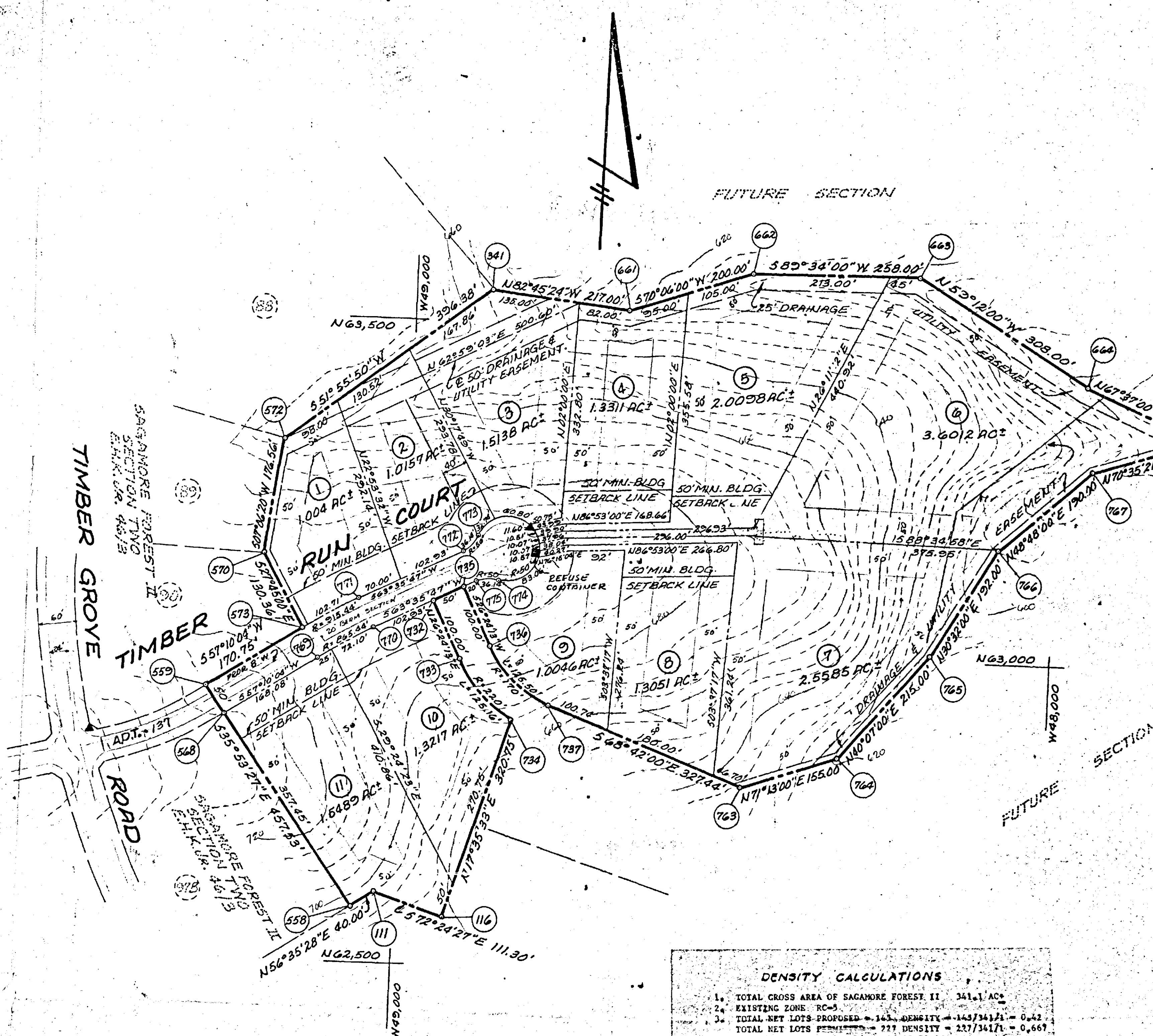
- The Provisory Section of this partial development plan is not intended nor should it be utilized as a final development plan from which Building Applications may be approved or issued. Its purpose is to provide those who purchase homes within 300' thereof with a reasonable understanding as to how the developer is likely to improve all adjoining vacant land that lies within 500' of their home. Said vacant land shall be developed in accordance with RCS Zoning Regulations as they currently exist or as they may be amended from time to time.
- The dimensioned boundaries of the Provisory Section, as indicated hereon, are not intended to separate it from the overall approval of this partial development plan. Any significant or major deviation from this partial development plan, including the "Provisory Section", must be approved in accordance with Section 1901.3 A7.
- Approval of the "Provisory Section" is not based on final engineering plans; however, it is intended to generally establish: size, configuration, use and density of building lots and their envelopes; and, the location and type of existing major vegetation that is to be retained.
- At the time of Building Permit Application, the "Provisory Section" of this development plan must be updated to comply in all respects to the Zoning Regulations.

GENERAL NOTES

- Private septic systems to be installed in accordance with Balto Co Health Dept Regulations.
- There shall be two offstreet parking spaces provided for each lot constructed with macadam surface.
- Locations of drives & parking to be determined by the location of residence, and paved with macadam.
- There shall be no grading of the entire site; only minimum grading shall be performed as required for the construction of homes & drives on any lot.
- There shall be no cutting of trees & shrubs from any lot. Only dead, damaged, or trees necessary for the construction of homes & drives are to be removed.
- All lots are to be sold.
- Maximum building height of any structure is 35'.
- Major vegetation is woods.
- No open space is required.
- Captions shown are from Harford Aerial Surveys.
- Minimum building setbacks required:
 - 75' from street & not less than 50' from street R/W.
 - Minimum of 50' side yard.
 - Minimum of 50' rear yard.
- All lots to be served by public water. (8)
- Lot dimensions & acreage as shown are approximate & are substantially in accordance with the plat.
- The Owner reserves the right to resubdivide any lot in compliance with all applicable regulations and to create & realign all drainage & joint driveway easements & establish maintenance agreements for individual lots.
- Refuse collection, snow removal & road maintenance are provided to the junction of the panhandle lot and the street R/W and not on the panhandle lots driveway.
- Envelopes shown hereon are for the location of all principle buildings only. Accessory structures, fences & projections into the yards may be constructed outside the envelopes but must comply with Section 301 & 400 of the Balto Co Zoning Regulations (subject to covenants and applicable building permits).

E.F. MAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204



DENSITY CALCULATIONS

- TOTAL GROSS AREA OF SAGAMORE FOREST II 341.1 AC
- EXISTING ZONE RC-5
- TOTAL NET LOTS PROPOSED = 143. DENSITY = 143/341.1 = 0.42
- TOTAL NET LOTS PERMITTED = 121. DENSITY = 121/341.1 = 0.35
- RECORDED SECTION 1 = 16 LOTS 62.71 AC
- SECTION 2 = 26 LOTS 58.24 AC
- REMAINDER SECTIONS 3 THRU 7 = 103 LOTS 240.15 AC
- DENSITY = 103/240.15 = 0.42
- GROSS AREA OF SECTION THREE = 18,926 AC
- NUMBER OF LOTS PERMITTED 18,926 x 0.667 = 12
- NUMBER OF LOTS PROPOSED = 11
- DENSITY = 11/18,926 = 0.581 LOTS/ACRE

Date of Plan Approval 2/24/83

- THE ARCHITECTURAL REVIEW COMMITTEE FOR SAGAMORE FOREST II RESERVES THE RIGHT TO ORIENT THE HOUSE LOCATION ON EACH LOT.

- PLANTING ON EACH LOT TO BE PROVIDED BY THE OWNER OF THE LOT.

- Front of houses to be 50' from property lines.
- Panhandle drive to be paved with macadam.
- Denotes approved street lights by Balto Co (approximate location).
- Refuse collection by Balto Co.
- The lots shown hereon are sold subject to certain covenants and restrictions of public record.

REASON FOR 1ST AMENDED PARTIAL DEVELOPMENT PLAN

- TO SHOW A 40' SIDEYARD SETBACK LINE ON LOT # 2

VARIANCE FOR 40' SIDEYARD HAS BEEN REQUESTED BY ITEM # 230 OF LOT # 2 AND A SPECIAL HEARING IS REQUIRED

OWNER/DEVELOPER:



Gaylord Brooks Investment Company
P.O. Box 400, Paper Mill Road, Phoenix, Maryland 21151 (301) 867-4800

1ST AMENDED PARTIAL DEVELOPMENT PLAN

SECTION THREE "SAGAMORE FOREST II"

4TH ELECTION DIST. - BALTIMORE COUNTY, MD.
Scale: 1"=100'
Date: MARCH, 1983
JUNE 3, 1983
APRIL 9, 1982

OFFICE OF PLANNING & ZONING
APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE